

035.0

0002

0026.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

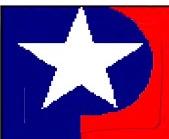
840,500 / 840,500

USE VALUE:

840,500 / 840,500

ASSESSED:

840,500 / 840,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: 20-22 GARDNER LLC

Owner 2:

Owner 3:

Street 1: 17 SEA ROBIN RD

Street 2:

Twn/City: OSTERVILLE

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02655		Type:

PREVIOUS OWNER

Owner 1: CIMBRELO SARA -

Owner 2: -

Street 1: 1 MAD BROOK ROAD

Twn/City: NORTH BROOKFIELD

St/Prov: MA	Cntry:	
Postal: 01535		

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2579 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4287		Sq. Ft.	Site		0	64.	1.28	3									351,111						351,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4287.000	483,600	5,800	351,100	840,500		24253
							GIS Ref
							GIS Ref
							Insp Date
							11/16/18

12864!

USER DEFINED

Prior Id # 1: 24253
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/29/21 22:10:47
LAST REV Date Time
04/02/19 14:45:08
apro
2864
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	483,600	5800	4,287.	351,100	840,500		Year end	12/23/2021
2021	104	FV	461,700	5800	4,287.	351,100	818,600		Year End Roll	12/10/2020
2020	104	FV	461,700	5800	4,287.	351,100	818,600	818,600	Year End Roll	12/18/2019
2019	104	FV	359,000	5800	4,287.	318,200	683,000	683,000	Year End Roll	1/3/2019
2018	104	FV	359,000	5800	4,287.	301,700	666,500	666,500	Year End Roll	12/20/2017
2017	104	FV	336,800	5800	4,287.	263,300	605,900	605,900	Year End Roll	1/3/2017
2016	104	FV	336,800	5800	4,287.	224,900	567,500	567,500	Year End	1/4/2016
2015	104	FV	300,300	5800	4,287.	208,500	514,600	514,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIMBRELO SARA,	1506-78		4/10/2017	Convenience	99	No	No		
	915-194		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2014	537	Wood Dec						
9/26/2012	1227	Manual	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
6/19/2014	External Ins	PC	PHIL C
4/16/2013	Info Fm Prmt	EMK	Ellen K
4/17/2009	Meas/Inspect	189	PATRIOT
3/2/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH																		
Type:	13 - Multi-Garden					Full Bath:	2	Rating:	Average																								
Sty Ht:	2A - 2 Sty +Attic					A Bath:			Rating:																								
(Liv) Units:	2	Total: 2					3/4 Bath:	1	Rating:		Average																						
Foundation:	3 - BrickorStone					A 3QBth:			Rating:																								
Frame:	1 - Wood					1/2 Bath:			Rating:																								
Prime Wall:	6 - Stucco					A HBth:			Rating:																								
Sec Wall:			% %			OthrFix:			Rating:																								
Roof Struct:	2 - Hip					OTHER FEATURES																											
Roof Cover:	1 - Asphalt Shgl					Kits:	2	Rating:		Average																							
Color:	YELLOW					A Kits:			Rating:																								
View / Desir:				Fpl:			Rating:																										
GENERAL INFORMATION						WSFlue:			Rating:																								
Grade: C - Average						CONDOS INFORMATION																											
Year Blt:	1914	Eff Yr Blt:					Location:																										
Alt LUC:			Alt %:			Total Units:																											
Jurisdict:			Fact: .			Floor:																											
Const Mod:							% Own:																										
Lump Sum Adj:							Name:																										
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN															
Avg Ht/FL:	STD						Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																		
Prim Int Wal	2	- Plaster					Functional:			%		Interior:	1	7	4																		
Sec Int Wall:			%			Economic:			%		Additions:	1	5	2																			
Partition:	T	- Typical					Special:			%		Kitchen:																					
Prim Floors:	3	- Hardwood					Override:			%		Baths:																					
Sec Floors:			%			Total:	31	%			Plumbing:																						
Bsmnt Flr:	12	- Concrete					CALC SUMMARY						Electric:																				
Subfloor:							Basic \$ / SQ:	180.00			Heating:																						
Bsmnt Gar:							Size Adj.:	1.10811520			General:	2	12	6																			
Electric:	3	- Typical					Const Adj.:	1.00989902																									
Insulation:	2	- Typical					Adj \$ / SQ:	201.435																									
Int vs Ext:	S							Other Features:	116500																								
Heat Fuel:	1	- Oil					Grade Factor:	1.00																									
Heat Type:	3	- Forced H/W					NBHD Inf:	1.00000000																									
# Heat Sys:	2							NBHD Mod:																									
% Heated:	100	% AC:					LUC Factor:	1.00																									
Solar HW:	NO	Central Vac:		NO			Adj Total:	700931																									
% Com Wal			% Sprinkled			Depreciation:	217289																										
	Depreciated Total: 483643						Final Total:	483600																									
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:															
SPEC FEATURES/YARD ITEMS						PARCEL ID 035.0-0002-0026.0												IMAGE															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							AssessPro Patriot Properties, Inc									
3	Garage	D	Y	1	20X24	A	AV	1914		20.21	T	40	104			5,800		5,800															
More: N	Total Yard Items:			5,800	Total Special Features:															Total:	5,800												